



# Foggy Bottom News

Published for and by the Citizens of Foggy Bottom

Volume 23, Number 5

February 1979

## FBA Meeting Monday, February 26 8 pm

St. Paul's Parish House  
2430 K Street, NW  
Jay John Hellman  
Development Manager & Partner  
in the Lafayette Centre Project

## A New Look in the City

By John Landgraf

Foggy Bottom residents who come to the February 26th meeting will get an intimate introduction to the scope of a new and very different kind of urban building development that is growing in our area. The speaker will be Jay John Hellman, Development Manager and one of the partners in the Lafayette Centre project. The first phase is already rising on Twentieth Street, between L and M.

As reported earlier in the Foggy Bottom News, this Phase of development won enthusiastic approval from our local Advisory Neighborhood Commission. At their February meeting similar approval was voted for the second and third Phases, to rise facing Twenty-first Street. This group of planned buildings seems to stand out for its imaginative use of space, and for the careful and open consultations with all its future neighbors. Instead of the usual monolithic block whose only difference from its neighbors is a slightly changed window facade or surface color, the new project will provide a striking open interior court or plaza reached by wide walkways from both Twentieth and Twenty-first Streets. In spite of the indoor parking, space has been provided for a wide variety of shops and boutiques, a squash racketball court, and the ubiquitous offices on upper floors of the buildings. The unit will function more as a lively square or plaza in the European sense than as a forbidding sealed-off fortress. Fully 36% of the ground space will be open to air and walking people.

The plan for Lafayette Centre has developed over a number of years through the efforts of Jack Pohanka, whose Oldsmobile dealership used to occupy the space on Twentieth Street where the first phase is now rising. The peculiar conception of the project as a whole, owes its inception to Mr. Hellman, who joined Mr. Pohanka and two other partners in 1976 and introduced the plaza idea. He found its governmental justification in the long-existing but little-used Article 75 of the District Zoning Regulations providing for what is called Planned Unit Development (PUD), a special licensing process for large integrated commercial building clusters. Through the New York architectural firm of Welton Becket Associates, a design was hammered

out, initial approvals gained, and work begun on what will be known as One Lafayette Centre.

Three large two-story archways on Twentieth Street will lead westward to an open Plaza, with a glassed Galleria providing light to a mall, with shops and parking one floor below. Westward beyond the court and Galleria the walk-through to Twenty-first Street will lie between two other buildings, Lafayette Centre Two and Three, both going through the approval process for early construction.

Mr. Hellman took his Ph.D. in Urban Planning at M.I.T. in 1972 and also gathered an M.B.A. in the Harvard-M.I.T. joint program then. After flirting briefly with Idaho open spaces, he worked to gain experience in financing buildings in Boston. He moved here with his

If you are one of the 52 million Americans who rent rather than own their homes, where can you turn when:

- the heat fails in the dead of winter?
- the landlord raises the rent?
- you are being discriminated against by the landlord?
- you are asked to sign a lease containing illegal or unfair clauses?
- you are threatened with eviction?
- your tenants' group is seeking

family in 1974 to join the developers Swessnik and Blum, where he worked on buildings in the K Street skyline until joining Mr. Pohanka. He is alert and sympathetic to the social problems engendered by the monoliths, and is eager to talk about solutions.

The February 26 meeting will also feature a brief explanation by our own Anne Loikow of the place of Zoning Regulations in our community, with some of the intricate complexities of our existence in their midst.

At the FBA Meeting on March 26 another developer in our neighborhood will be represented when President Lloyd Elliott of George Washington University will speak. Watch for the March issue of the Foggy Bottom News with more details on this meeting.

## What You Missed Last Meeting

The guest speaker for the evening was Manus J. (Jack) Fish, Jr., Director of the National Capital Region of the National Park Service. This region is one of nine Park Service regions and is responsible for the parks in the Nation's Capital as well as many of those in nearby Maryland, Virginia and West Virginia. One of the Region's 350 parks well known to metropolitan area residents, a major recreational and open space facility, is the beautiful 1750-acre Rock Creek Park that was established in 1890. Fortunately, it has successfully resisted the repeated assaults of local real estate developers for all these years.

In addition to 50,000 acres of park land, the Region is also responsible for many other facilities, including the 185 mile-long C&O Canal currently undergoing repair, historic Harper's Ferry in West Virginia, and the world-renowned Kennedy Center located here in our own Foggy Bottom community.

The Park Service has an "affirmative action" program to facilitate use of its monuments and parks by the handicapped, a 24-hour medi-vac service with emergency medical technicians and two helicopters which will go anywhere on land or water to assist the public in trouble, an ecological services

laboratory which monitors air and water pollution in the parks, and an on-the-job training program for veterans, many of whom are from minority groups.

Mr. Fish concluded his most interesting talk with a beautiful color slide show of the parks, monuments and other historic sites in the Region. In response to questions, he indicated that the charming lock houses along the canal are not for rent and that only Park rangers may live in them. He asked that, as citizens or visitors to National parks or monuments, we report to the Service promptly any activities which could have an adverse effect on park environment, safety or security.

Bob Charles was asked by Al Cottrell to introduce John Ray, our newest City Councilman, who holds the At-Large seat vacated by our new Mayor, Marion Barry. John is on the Judiciary, Transportation and Human Resources Committees. In brief remarks he said he feels that Washington is a lot more manageable than New York or Chicago and that we can look forward to a bright future under the new administration. We are the first citizen's group that he has spoken to as a City Councilman. John remarked that he is enjoying being back in his old

neighborhood where he attended GWU Undergraduate and Law schools.

Al Cottrell, FBA President, spoke of the concern over the increasing crime in the FBA neighborhood. Residents who have been victims of recent crimes were asked to drop a note to Maureen K. Hol-scher, FB News Editor, at 22 Snows Court, N.W., 20037, describing the date, time, place and nature of the crime. Maureen then will add these reports to the Police Department's list of Class I crimes that occurred in the Foggy Bottom area during the period July through December, 1978. Armed with this data, which will include assaults, robberies, burglaries and rapes, the FBA will go to the police with a request for more effective coverage, preferably by foot patrolmen.

*I Street Mall*—Howard Feldman and John Landgraf, Executive Board Members, reported on a meeting between an FBA committee and representatives of George Washington University, held on January 22. The purpose of this meeting was to discuss the landscaping of the I Street Mall—the portion of I Street between 23rd and 24th Streets—which has been closed to pedestrian and vehicular traffic for

to ensure decent housing and fair treatment?

Now, for the first time, you can turn to a single book, ACLU's *The Rights of Tenants*, to find the answers to these questions and many others which tenants encounter.

In *The Rights of Tenants*, authors Richard F. Blumberg and James R. Grow provide a comprehensive, nationwide survey of an area of law that has been virtually transformed during the past decade, largely because of the work of consumer and tenants' groups. In question-and-answer format, the handbook details the kind and direction of legal reforms set in motion in 1970, when a court first recognized that tenants have a right to minimum standards of decent housing.

The book is divided into two parts. The first, "Basic Rights," explains the reforms that have been widely implemented around the country. These reforms provide the legal basis for the rights and obligations of landlords and tenants. Topics discussed within this section include leases, evictions, housing codes, the "implied warranty of habitability," tenant remedies, security deposits and utility shutoffs.

In Part II, "Advanced Reforms," the authors have set forth the more complex reforms that are starting to be enacted by some legislatures. These reforms expand upon the basics detailed in Part I, to bring about a more detailed definition of the rights and obligations of tenants and landlords. Topics covered in Part II of the handbook include retroactive rent abatement, just-cause eviction, truth-in-renting, and rent control.

Blumberg and Grow have also provided, in the appendices, such practical aids as sample forms and leases with explanations of each, a brief explanation of legal procedures, and a checklist to use in inspecting the premises before signing a lease.

*The Rights of Tenants* is available for \$1.95 from ACLU Literature, 22 West 40th Street, New York, NY 10016.



Foggy Bottom Assn. President Alfred Cottrell (L) with Manus J. (Jack) Fish, Jr., Director of the Natl. Capitol Region, National Park Service and speaker at our January meeting.

more than a year. The University presented a plan proposed by their architects that was generally acceptable. FBA suggestions for changes in access ramps to the elevator for the handicapped, some minor modifications to the walkways and the provision of some small tables with benches for lunching, chess or checkers, were acceptable to the planners. A suggestion for a water fountain was vetoed by Metro Engineers when they were consulted. The FBA and ANC have been offered glassed-in kiosks on which to post notices of importance to the community.

*Park on 24th Street, I Street and New Hampshire Avenue*—Mary Healy reported on a suggestion for landscaping this small, triangular park. GWU architects who were working on the I Street Mall have agreed, as a courtesy, to prepare a proposal for our consideration.

President Al Cottrell announced that FBA Secretary Anne Lomas has been appointed an ANC Commissioner to fill the seat vacated by Marthlu Bledsoe of ANC 2A03.

Membership Chairman Bob Charles reported that the Association now has 225 paid members.

The meeting adjourned at 10:00 P.M.

Anne Lomas, Secretary

## Classified Advertising

**CLASSIFIED AD RATES.** 10¢ per word, \$1.50 minimum. Make checks payable to Foggy Bottom Association. Send to Foggy Bottom News, 22 Snow's Court, N.W., Washington, D.C. 20037.

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## Concerts

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4 O'Clock

National Presbyterian Church  
4101 Nebraska Avenue, N.W.  
Washington, D.C.  
(202) 537-2800

**March 18, 4 p.m.—ERICK VAN FRITZWOLTER**, Pianist, Works by Mussorgsky and Dello Joio

**April 8, 5 p.m.—CHORAL VESPER PROGRAM**, NPC Choir and Soloists, Program to be announced

**April 12, 8 p.m.—MAUNDY THURSDAY CHORAL COMMUNION SERVICE**, NPC Choir and Soloists

**April 15, 9 and 11 a.m. & 8:30 and 10:30 a.m.—EASTER SERVICE**, Music for Organ and Brass, Annapolis Brass Quintet, Michael Lindstrom, Organ

**May 20, 4 p.m.—CHORAL VESPER PROGRAM**, NPC Choir and Soloists. Program to be announced

## Exhibitions

**Gallery Amerasia** will proudly present the exhibition of Veda M. Kahnert from Feb. 11, 1979 to Mar. 1, 1979. Her works will include watercolors, oil, and landscape. Gallery hours Mon.-Fri. 10-5, Sat. & Sun. 2-5.

### Octagon Exhibition Listing 1979

The Octagon: 1799 New York Avenue, N.W., Washington, D.C. 20006

Hours: Tuesday through Friday, 10 a.m. to 4 p.m.; Saturday and Sunday, 1 p.m. to 4 p.m. Closed Mondays.

### Two on Two at the Octagon

January 15—March 18, 1979

A tribute to designing the urban environment exemplified in the works of Chloetheil Woodard Smith, FAIA; Anne Tyng, FAIA; Ada Louise Huxtable, Hon. AIA and Sarah Booth Conroy, Hon. AIA. Co-sponsored by the Women's Caucus on Art.

### Graduate School Courses

The Graduate School, U.S. Department of Agriculture's schedule of "1979 Spring Quarter Courses" is now available. The schedule lists hundreds of inexpensive job-related and leisure courses open to all interested adults.

Day, evening, and correspondence courses cover such subjects as accounting, management, secretarial skills, computer sciences, writing skills, graphic arts, paralegalism, journalism, photography, and others.

New courses include The Constitution and Civil Rights; Editing: A Workshop for Managers; Collecting African Art; Peoples and Cultures of Africa; French for Travelers; Senior Financial Management Seminar; The History of Modern Japan; Fundamentals of Solar Heating; and others.

Also included in the schedule of classes is a mail registration form. Persons may register by mail now through March 17.

In-person registration at the Department of Agriculture will be held March 19-24.

Complete details are given in the schedule. To receive a copy, call 447-4419.

# Foggy Bottom Bulletin Board

## Notes of Interest

### Red Cross Needs Volunteers

The Washington Regional Red Cross Blood Services is looking for volunteers. Individuals are needed to serve as drivers, blood donor recruiters and to register and escort donors at blood collection sites. Anyone interested can call the Red Cross at 857-3422.

### Singers Needed

Needed for choir of Gentlemen and Boys, St. Paul's Episcopal Church, 2430 K Street, N.W., Washington, D.C. 20037.

Excellent training in singing under the direction of Dr. Paul Callaway, Organist and Choirmaster Emeritus of Washington Cathedral, is available to all boys who qualify. In addition, modest remuneration is available. Transportation is furnished for boys in the Kensington-Chevy Chase area. For information concerning tryouts, call the church office, 337-2020, from 9 to 5 Monday through Friday. This is an excellent opportunity for any boy who can qualify.

### Center Offers Student Intern and Volunteer Program

The District of Columbia Citizens' Complaint Center is recruiting volunteers and student interns looking for public service experience.

The District of Columbia Citizen's Complaint Center was created in 1970 through the voluntary efforts of the United States Attorney's Office, the Office of the Corporation Counsel and the Division of Social Services for the D.C. Superior Court to respond collaboratively to intrafamily disputes in the District of Columbia. Since its creation, the types of cases handled by the Complaint Center have expanded considerably beyond the participating agencies' expectations. Serving nearly 18,000 people a year, the Complaint Center has become one of the largest points of contact between the community and the criminal justice system in Washington, D.C.

Typical complaints brought to the Center include intra-family disputes, as well as those involving neighbors, landlords, merchants, employers, police, schools and government agencies. Volunteers and student interns will be working in several staff capacities assisting local residents in resolving a broad range of problems. Mature, sympathetic individuals are needed to help record problems, solicit factual information, and to acquaint complainants with available alternatives so that they make informed choices. Additionally, volunteers and student interns will conduct follow-up investigations to determine if the complainant's problem was satisfactorily resolved or if additional assistance is needed.

The Center for Community Justice will provide training for individuals participating in the volunteer or student intern programs at the Citizens' Complaint Center. The training sessions will include: 1. An orientation of the Center's purpose and operating procedures; 2. familiarization with existing community resources; 3. training in investigative techniques and listening skills.

If you are interested in volunteering a few hours a week or in participating in the student-intern program at the D.C. Citizens' Complaint Center, beginning January 1, 1979, please contact Mr. Anton Wood at 376-2591 or 376-2568.

### UPO Alcoholism Program

The United Planning Organization's Alcoholism Outreach Identification and Referral Center is presently offering counseling, education and referral services for persons who have problems relating to alcohol. The main center, located at 3246 P Street, N.W., is open Monday through Friday from 9 a.m. to 5:30 p.m.

Trained professional counselors are on hand to assist persons and their families suffering with alcohol-related problems. Special groups, focusing on the needs of youth and women, are currently in operation.

For further information, call 338-8402.

**George Washington University Services Neighborhood Senior Citizens' Course Audit Program** Residents of Ward 2-A who are age 60 and older may enroll in a selected group of regular GW courses for the payment of a nominal audit fee for each course. Ward 2-A is bounded on the south by Constitution Avenue, on the west by Rock Creek Park, on the north (moving from Rock Creek eastward) by N Street east to 20th Street, south on 20th to Pennsylvania Avenue, down Pennsylvania to 15th Street, and south on 15th to Constitution Avenue.

These courses are the same selection of introductory-level, undergraduate courses offered to GW alumni under the Alumni Course Audit Program, but neighborhood senior citizens need not be alumni to enroll. The non-credit, non-graded program is administered by the GW Alumni Office, 714 21st Street, 676-6435.

**Films** The GW Program Board presents popular current films open to residents of Foggy Bottom-West End each weekend during the academic year. The films are shown in the Marvin Center Ballroom (800 21st Street) or Lisner Auditorium (730 21st Street) twice nightly starting at 7:30 p.m. Most of the films are free. For the more current movies there is a nominal fee which can be paid at the door. 676-7312.

**Library Privileges** During the summer sessions (roughly May through August) members of the West End Citizens Association and Foggy Bottom Citizens Association can, with the presentation of their cards, enjoy withdrawal privileges at GW's main library at 22nd and H Streets. 676-6558.

**Lisner at Noon** This new free noontime series (actually starting at 12:15 p.m. each Tuesday) features a wide sampling of performances at Lisner Auditorium, 21st and H Streets, in the evening. 676-6800.

**Music** During the academic year GW's music department offers free recitals and concerts by faculty and student performers, both in Lisner (800 21st Street). 676-6249.

### Retirement Community Offers Tours

Washington, D.C., Jan. 29, 1979—Groups and individuals are invited to tour Thomas House, downtown Washington's newest full-service retirement community, located at 1330 Massachusetts Avenue on Thomas Circle. Owned and operated by the Baptist Home of D.C., Thomas House offers residents secure, independent retirement living in over 200 private apartments; a variety of cultural and recreational activities, and a newly-opened 50 bed health care facility providing round-the-clock professional nursing attention.

For an informational brochure or to schedule a tour of Thomas House, call the Office of Admissions at 628-2092, weekdays between the hours of 8:30 a.m. and 5:00 p.m.

### New Phone Lines For Car Inquiries

- Recorded information about driver permit examinations and permit issuance, vehicle registration, tags, titles and vehicle inspections: 727-6680 at all times.
- Accident reporting and vehicle insurance information: 727-6750.
- Driver permit hearings: 727-6009.
- Medical evaluations related to driver permit renewal and special permits for handicapped parking: 727-5525.
- Driver permit alcohol evaluation program: 727-6244.
- Road Test appointments: 727-6580.
- Residential neighborhood parking permits: 727-5409.
- Parking enforcement and towing: 727-5000.

### Recreational Volunteers Needed

Local organizations are looking for individuals with an interest in recreational and sports activities to work as volunteers in their community programs. If you like working with children and adolescents and have an interest in sports, The Volunteer Clearinghouse needs you. For further information call the Volunteer Clearinghouse at 333-0455.

## Letters

Columbia Hospital for Women  
2425 L Street, N.W.  
Washington, D.C. 20037

Dear Mary:

I am writing to express my appreciation for your excellent article on Columbia Hospital for Women. It is both factual and a delight to read. The 50 or so copies of "Foggy Bottom News" which were distributed here yesterday have already brought a tremendous response—everyone from Maintenance to the Medical Staff loves it.

We are looking into the possibility of having it reproduced for wider distribution and will keep you informed of our progress.

Thanks again for this excellent piece of work.

Sincerely,  
G. Patrick Kane  
Administrator

Dear Ms. Healy,

My house was the scene of a break-in in the late afternoon of February 9, 1979. Fortunately, the intruder was observed by Ms. Charles, of 925 25th St., N.W. (I am sorry; I do not know her first name yet). She alertly called the police, who responded promptly and, although they did not catch the burglar, scared him off before he took anything.

Nice to have neighbors like Ms. Charles.

Sincerely,  
Dorothy Sellers

## Foggy Bottom News

The Foggy Bottom News is a publication of the Foggy Bottom Association. All editorial and other assistance is contributed on a volunteer basis by residents of the area.

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Next Edition's Deadline March 9

The opinions expressed in this publication are those of the writers. Their appearance here constitutes neither an endorsement nor official policy of the Foggy Bottom Association.

### 1978-79 OFFICERS

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### EXECUTIVE BOARD

Eleanor Becker, Marthlu Bledsoe, Robert Charles, Kenneth Durham, Howard Feldman, Mary Healy, Maureen Holscher, Pamela Mack, Jonathan Nowick.

## Conversion Slow Down

Councilman John A. Wilson (D-2) today introduced legislation specifically designed to *slow down* the conversion of multi-family rental buildings to condominiums and cooperatives.

The legislation, "The Rent Stabilization Exemption Act of 1979" uses two mechanisms to take the pressure off conversions.

1. Any owner of a multi-family rental building eligible to convert to condominiums or cooperatives under the respective condominium and cooperative regulations now in effect, or any landlord in possession of a certificate of eligibility for conversion to condominiums or cooperatives who submits a fully executed affidavit to the Rent Administrator stating that he/she will *not convert or seek from any government agency authorization to convert to a condominium or cooperative for the duration of the Rental Housing Act of 1977 (September 30, 1980)*, will be granted an exception from sections of the rent control law dealing with the regulation of rent levels for those units which become vacant through the tenants own initiative, or for non-payment of rent, violation of obligation of tenancy, or use of the unit for an illegal purpose as determined by a court of competent jurisdiction; and as they are all controlled by Title V of the Rent Control law.

2. No rent increases allowed under the existing rent control law can be applied to computations to determine if a building is a "high rent housing accommodation" in order to qualify for an exemption to convert the building to either a condominium or cooperative.

In introducing this legislation Councilman Wilson said: "Conversions of rental housing to condominiums and more recently cooperatives has been a problem this Coun-

cil has been grappling with for years. We have taken a number of restrictive approaches, such as setting, and continually raising, those levels of rents at which a landlord can qualify to convert to condominiums and cooperatives. Unfortunately, however, conversions are on the increase rather than the decrease. I see two primary reasons for this increase. First, for landlords conversions are a way to quickly recoup profits lost since the inception of rent control in the early '70's. And, secondly the fact that the three major pieces of legislation this Council has passed dealing with the subjects of rent control, condominiums and cooperatives have not been consistent. A good example is to compare the discrepancies that existed in the definitions of "high rent housing accommodations" in the condominium law and in the cooperative law. We continually raised

the rent levels necessary for condominium conversion, while failing to do so for cooperative conversion thereby preventing some condominium conversion, but sparking a rash of cooperative conversions. This discrepancy was remedied by the Council a few weeks ago. However, probably the most glaring inconsistency is the fact that even under rent control there are at least 10 ways a landlord can get a rent increase; and, in some instances two increases a year. Obviously, every increase in rent brings a building closer and closer to fulfilling the definition of a high rent building enabling conversion to condominiums and cooperatives.

I think what I am offering in this legislation should satisfy both concerns by allowing landlords some incentive to keep rental units on the market and by making it more difficult for landlords to qualify for a high rent building exemption from the condominium and cooperative moratoriums.

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### St. Mary's Court Administrator Appointed

Barbara Brunton, administrator of the Roosevelt, a Washington residence for senior citizens, for the past two years, has been appointed administrator of St. Mary's Court, the diocesan-sponsored housing facility for older persons which is scheduled for occupancy in April. Frunton has assumed her new duties.

She brings to her new post a broad background in administration, community action, counseling, program development and training in both public and private agencies. Much of her experience has directly involved her in service to older people.

She was program director and trainer for the United States Catholic Conference for seven years and later initiated plans and programs for the newly organized Atlantic County Office on Aging in New Jersey. She has worked as a social worker in Altoona and Pittsburgh, Pa., and was program director for the U.S. Army Special Services in Germany for four years.

A native of Altoona, Brunton earned an AB in social sciences from Seton Hill College (Pa.) in 1951 and has complete graduate courses at the University of Pittsburgh and at St. Mark's, Notre Dame, Ind. She has lived and worked in Washington for 15 years.

"My greatest wish for this new association," she said, "is that my previous experience in working with elderly persons will culminate in a creative, life-enriching experience for St. Mary's Court residents."



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Our Winter Hours 10:00 - 6:00

### Are YOU a Member?

The Foggy Bottom Association is a non-profit citizens' association serving the Foggy Bottom area. Please fill out and mail the membership card below with your check for \$5.00 to:

Melvin Ogden, Treasurer  
730 24th Street, N.W. 20037

Mr.  
Mrs.  
Miss

Last Name First Name Initial

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Dues

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333 - 4648

# Seen A r o u n d the Bottom

by Mary E. Healy

The January FBA Meeting, featuring Jack Fish of the National Park Service, was most interesting and informative. Competition from a football game, Backstairs at the White House, two other feature TV movies, and the bitter cold did not keep a sizeable crowd from showing up. We also got a chance to chat with John Ray, Councilman At Large and got some positive pointers from both Fish and Ray on how to go about trying to get a park for the FB area.

Mel Ogden and I have met with City officials, surveyed some possible acceptable sites and we are starting down that long bureaucratic Request Road with the hope that we can short cut some of the steps on the way. What we are trying to get is a suitable rest and/or exercise area for any of us who care to use it, a small play area for the few Foggy Bottom children, and for the Day Care children who come to the Bottom, and maybe a tennis court. If we are successful we hope to have the area well lighted so that it will be available for both day and evening use.

St. Mary's Court is almost ready for occupancy. Plans are for resident move-ins on April 1, April 15 and May 1, with a formal dedication sometime in June or July. Dedication ceremonies will include a tour of the Court. While the residents are moving in and after they are settled the FBA will welcome them to our community. We do hope that you will all lend a hand.

Barbara Brunton has been appointed Administrator of St. Mary's Court. She is already on board and working hard at her job. (Please refer to the separate article elsewhere in this issue on Barbara's experience in the field of work with senior citizens.)

Again our name Foggy Bottom catches up with us. Did anyone happen to see the lower end of Virginia Avenue completely fogged in one day early in February—so thick that it appeared as if a white impenetrable wall had been erected at 26th Street—sort of scary.

A nice compliment to Wayne Cochran of Watergate Sunoco. Rebecca Slater took the trouble to call me to say she wanted to publicly thank Wayne for rescuing her and her car from in front of the Superette Grocery at 24th and NH Avenue where she had become stranded. Another friendly neighborhood service.

We should get Marian Rice Hart of the Potomac Plaza to talk to the Senior Citizens who are moving into St. Mary's Court. On January 24 Marian received the much coveted Harmon International Trophy. It was presented to her by Vice President Walter Mondale for her consistently outstanding performance as a private pilot operating small aircraft on a global scale. Marian is 88 years young and is a chipper on the ground as she is in the air. At this writing she is off again somewhere into the wide blue yonder. Keep 'em flying, Marian!

New DC Government telephone numbers—I'm gradually catching up with all the new numbers—what a headache and time consuming chore it has been. A special group of numbers in which you might be interested are listed elsewhere in this issue.

During our recent heavy snow did anyone see the young man all bundled up hurrying as fast as he could walk down Virginia Avenue toward the Parkway with both arms full of ski equipment? You could just see the excitement on his face—he could hardly wait to get to that Parkway.

A new house is under construction on 26th St. between Eye and K; it will complete that block—no more vacant lots.

How many of you have walked thru Snows Court, Hughes Mews or Queen Anne's Lane? Someday you should do it; it will be a real interesting walk. Take a friend and talk about what you see; it is like being in another world with a mixture of the past and the present. Some of the most interesting and friendly

## Foggy Bottom News

people live in those areas. Go up 25th street and in the middle between Eye and K turn right for Snows Court and turn left for Hughes Mews and Queen Anne's Lane. Explore all the off-shoots; each one is different.

They are putting the 3rd floor on the four Town Houses on 25th Street at Snows Court; won't be long before we can take a quick peek before they are sold and occupied. Seems lonesome without that little grocery store there.

Have you ever noticed the crazy property lines on 25th Street between Eye and K? No one could ever put a straight line down that street.

Another compliment on our FB News—a friend of mine in Florida (a former FB resident and member of the FBA) wrote me that... "I thoroughly enjoyed the January News... seems to me that the FB News has finally come of age as a viable neighborhood gazette, giving info on past and coming events, and definitely indicating that folks are doing things down Foggy Bottom way..." We're all pleased with our paper and with the contributions of articles from residents. Keep 'em coming.

The street people in our area are growing in numbers and in nuisance value. Where we used to have one,

we now have three; where they used to hang around for ¼ hours, they are now staying a day and a half; where they used to just sit quietly, now they panhandle for money and are truly alcoholics—drinking openly from bottles, staggering into oncoming automobiles and throwing food given to them by residents into the streets.

These alcoholics have gotten so bad up on Pa. Ave., generally making a nuisance of themselves inside and outside St. Stephen's Church, that the priests have asked the parishioners not to do anything to encourage them—like giving them money (which they promptly use to buy more whiskey) and giving them food (which they throw away).

Any of the street people who ask for food from St. Stephen's are fed by them so you don't have to think that they will go hungry. And, we know from recent publicity, that the City and private organizations have more than sufficient and adequate shelter—if they care to use it. Many of them don't or won't.

I, together with others, find it most unpleasant and disturbing to find one, two or three alcoholics stretched out on the ground in front of my home every time I look out my window.

Have you ever tried to see how many States you can name in one minute? It is an interesting party game, particularly when you discuss how each one went about remembering the State names. At a recent meeting of my professional Society, the American Society for Public Administration, this was part of a scientific reasoning exercise. A score of 16-20 is average, 25 is good and above that is excellent. Try it; it is fun.

I tried the Golden Table Sunday Brunch and it was really excellent—just as advertized. I had the steak, eggs and french fries plus two glasses of champagne. I didn't eat again for 2 days!!

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POTATO LATKES Crisp Pancakes made with Potatoes, Served with Applesauce.	5.35
QUICHE LORRAINE Cheese Custard Pie with bits of Bacon, Ham and Swiss Cheese	5.65
SALAMI & EGGS Pancake Style	4.85
SMOKED NOVA SCOTIA SALMON COLD PLATTER Sliced Onions, Tomatoes and Cream Cheese.	6.75
EGGS BENEDICT With Asparagus Spears.	5.35
CHEF'S SALAD BOWL Julienne of Ham, Turkey, Swiss Cheese, with Tossed Salad, Choice of dressing.	5.35
GOLDEN TABLE SALAD Romaine, Chopped Egg, Tomato, Fresh Mushrooms and Parmesan Cheese.	5.35
THREE EGGED OMELETTES Choice of One: Western — Spanish — Mushroom — Ham & Cheese.	4.85

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Battle of the Builders

Eye Street—we had our meeting with GWU on plans for rehabilitation of Eye Street between 23rd and 24th. It was a very cooperative and successful meeting and I think that our community will be very pleased when the street is finished, late this spring or early summer. There will be plenty of trees, shrubbery and ground cover (no more dirt and dust), places to sit, walk, have a block party, and hopefully a few little tables to use for playing chess or checkers on a balmy summer day or evening. The street will be well lighted for evening use.

Kiosks will be provided where announcements will be posted for community and university activities. GWU is providing one for the Foggy Bottom Association and one for the Area Neighborhood Commission. As kiosks are quite expensive, this is an extremely nice community gesture on the part of GW.

Under the City ruling Eye Street will be closed to vehicle traffic (except for emergency vehicles) and will be established in a park-like manner and maintained by GWU for use of the entire community. Special use of the street, for Exhibits, block parties, concerts, etc. will fall under the same regulations as those for any other City street—more about this later. We have waited so long for the Eye Street problem to be settled, maybe we should have a "Street Blessing"—we will look into this—maybe we could

get all the FB Churches to participate.

\*\*\*\*\*

Speaking of GWU "The Real Inspector Hound", Tom Stoppard's comedy thriller will be playing from Feb. 20 thru Feb. 24 at the Marvin Theatre. Curtain at 8 PM; \$4 general admission and \$2 for students and senior citizens. Call 676-6178 for reservations.

\*\*\*\*\*

There is something going on almost every day in the area's National Capital Parks—nature walks, musical events, film festivals, breakfast with the birds, skiing—you name it, NPS has it. To get on the mailing list for monthly events, call 426-6700. For up to the minute info about activities in the National Capital Region (DC, Md., Va. and W.Va.) call 426-6975.

\*\*\*\*\*

A few more excerpts from Margaret McKiever's Foggy Bottom Research:

"In the late 1950s the old Heurick Brewery buildings were housing a theatre and a wax museum. Pete's, a famous gathering place in the Bottom, had given way to the handsome Peoples Life Insurance Building (writer's comment: there was much moaning and groaning by local residents and office people in the area when Pete's closed; many friendships just dried up after its demise).

Ground was broken for the new Stephen's Church on Nov. 8, 1959 by Msgr. Denges... many residents of Foggy Bottom, workers in the area, parishioners and visitors all greatly missed the old red brick church which was so typical of mid Victorian architecture in the City of Washington back in the 1850s.

The Immaculate Conception Academy for Girls moved from 8th and Q Sts., NW to its present site at 24th and K in 1953.

The Foggy Bottom Branch of the McLachlen Bank has a mural of the Foggy Bottom Waterfront as it looked in 1850.

Since Nov. 22, 1963 the large Portal Stained Glass Window at the entrance door of the St. Stephen Martyr Church has been lighted each evening as a memorial to the

late President John F. Kennedy who worshipped at St. Stephen's.

Washington Circle was laid out in the early 1860s, and before that time the area was an open Common, with a cow pasture. K St. and Pa. Ave. intersected diagonally where George Washington now rides his horse in the middle of the Circle.

\*\*\*\*\*

I just took some pictures of the orange roof of Howard Johnson's all covered with pretty white snow. Now I have a pictorial comparison to show the owners of HJ—a glaring orange roof and nice soft white one. Let's hope that the pictures will turn the trick.

\*\*\*\*\*

See you on February 26, I hope, at the FBA Monthly Meeting.



## A Visit to the People's Republic of China

by M. Marian Wood

No one can be an instant Sinologist with a short tourist visit to China, one which included Peking, Shanghai, and Wishi. However, personal observations, briefings, and other bits of information do produce a few selected impressions which would be impossible without first hand experiences. These impressions are shared with you.

1. *Spirit.* A unity of spirit seems to prevail among the Chinese. This unity reflects support for the objectives of the "New China." Dynasties and administrations tried to effectuate a like integrality for hundreds of years without success. I considered this the most important finding since it seems to insure the further development of the country.

2. *Food.* Seemingly, there is food for everyone, probably for the first time in centuries and perhaps for the first time in the history of China. Prices for food, as for everything, are fixed. With a population of 900,000,000 and a country of 4,000,000 square miles this means lots of food and the use of distribution logistics.

An agricultural commune on our touring circuit presented figures which showed a 400% production increase on its 5000 acres since its inception in 1949. Science and mechanization were a way of life at this model commune, although manpower was in evidence, also.

3. *Housing.* Peking and Shanghai have built and continue to erect blocks and blocks of high rise apartment houses for workers. Workers are being moved from hovels, and I do mean hovels, at a rapid rate. As it is now in the old communes, almost every household chore is done in the street because of

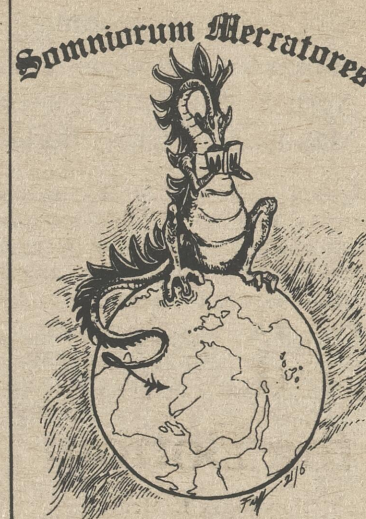
cramped, unlighted and airless quarters.

4. *Clothing.* White shirts and baggy blue pants appeared to be the standard summer garb. Even the hostesses on CAAC (Civil Air Administration of China) wore this same type of dress. Streets at night were a mass of moving white shirts. A few girls wore colored blouses with their blue pants or skirts. Everyone presented a clean appearance.

5. *Consumer goods.* The supply seemed to be good although the merchandise probably lacked quality. The Number One Department Store, Shanghai, the largest in the country, appeared well stocked. Bolts of fabric, china, stainless steel tableware and cooking utensils, clothing (not much styling), radios, television sets (black and white), coarse bed and table linens, stationery, and modern art works (not much art) were there, to name a few. The State's objective of keeping the population employed, no doubt, contributes to production.

6. *Transportation.* There is one bicycle for each three people and this means 300,000,000 bicycles. Each city has its own bicycle factory and all essential materials are produced within the country including rubber from trees on Hainan island, a Chinese possession. Cars are few and those available (as taxis) are manufactured in China. Buses are not the last word in comfortable riding, needing better springs. Trains are good with steam still being used on some lines.

7. *Health care.* A network of health facilities ranges from barefoot doctors and visiting paraprofessional health workers to more sophisticated clinics and hospitals. While health care is available to the entire population, it is my opinion



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that modern medicine, such as we know, does not exist in China. At the agricultural commune the annual prepaid health fee per worker was \$1.20.

8. *Birth control.* There is acceptance of and adherence to the concept of limiting births because of universal concern with overpopulation. Every type of aid is free. The Chinese prefer that the marriage age for women be 26 years and 28 for men. Although children of ages were visible, we saw only one pregnant woman.

9. *Education.* College entrance examinations are again being used and intellectual ability is being emphasized. During the Cultural Revolution professors were scorned and bright students were accused of elitism and sent to work in the factories and the agricultural communes. An entirely new approach was inaugurated recently with the announced plan of sending students to other countries for their education. A July request to the U.S. was for 5000 students to be enrolled by September 1978. Parents pay \$1.80 per term for each child enrolled in Junior and Middle school. There is frank admission that basic education needs improvement in the rural areas.

10. *Tourism.* Tourists are warmly welcomed to China. Guides are considerate and obliging. Room accommodations may vary due to a shortage of well appointed hotels and a sudden influx of a large number of tourists. Food is excellent. Friendliness and good will show through the language barrier of the man in the street.

Although the time in China was too short, a lot of ground was covered due to a well planned and affluent schedule. Frequent cups of tea and enthusiasm kept us going morning, afternoon and evening. It would be interesting to return in three or five years. There is always the question, "What will Hua and Teng do with the ideology?"

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## ANC News from A to Z

ANC meetings upcoming are on:

March 6—Red Cross Building 8:00 p.m.

April 3—St. Paul's Church 8:00 p.m.

May 8—Red Cross Building 8:00 p.m.

Columbia Hospital for Women has applied to the Board of Zoning Adjustment (BZA) for relief to allow an addition to the hospital. At the January 9 meeting, the ANC voted to support the Hospital's request, to waive the required 30-day notice from the BZA and to urge the Board to grant a bench decision at its February 14 hearing.

**Demolition Award** goes to the owners of Michler Row (1739-1751 F Street, N.W.) who demolished three of the row of seven historic landmark buildings just hours after their designation by the Joint Committee on Landmarks of the National Capital as Category II landmarks in the District of Columbia. The AND and Don't Tear It Down applied for landmark designation of the buildings in the fall of 1978 for this row of Second Empire style houses built in 1870 by Alexander (Boxx) Shepherd, the last Territorial Governor of the District. The buildings were the subject of a lengthy court battle which raged for six weeks culminating in Judge Robert Scott's order to raze the three buildings at 1729, 1741 and 1743 F Street regardless of the designation decision of the Joint Committee on Landmarks. The owners contended that the buildings were in danger of collapse and a threat to the public safety. Those who witnessed the demolition noticed the difficulty the demolition crew had in razing the buildings....

**Lafayette Centre Planned Unit Development (PUD):** The ANC voted at the February meeting to support the application of Lafayette Centre Associates which is before the Zoning Commission on March 12, 1979. The ANC also passed a resolution in support of the alley closing and reconfiguration in that square in order to facilitate the construction of Lafayette Centre.

**More Condominium and Cooperative Certificates of Eligibility** have been issued to buildings in Foggy Bottom. The latest victims are The Savoy at 1101 New Hampshire Avenue, N.W. which has received a Certificate of Eligibility for condominium conversion and the Swarthmore Apartments at 1010 25th Street, N.W. which has received a Certificate of Eligibility for cooperative conversion. Applications for condominium Certificates of Eligibility are pending for buildings at 1150 and 1152 25th Street, N.W. and 2502 and 2510 M Street, N.W.

**Our congratulations to the SWARTHMORE TENANTS ASSOCIATION** who have reached an oral agreement with the lawyer of the Swarthmore's owner, Raymond Howar, to purchase the building through their option to buy the building. The Tenant's Association hopes to have a final contract soon....

**Square 121 (World Bank Building at 19th and G Streets, N.W.):** Hearings before the Zoning Commission to consider the final application of the George Washington University for a Planned Unit Development and a zoning change from residential to commercial will continue on February 22 at 1:00 p.m. in the District Building, Room 11A. The Community is urged to attend as the government agencies and the ANC, as a party in opposition, will present their cases.

The Foggy Bottom and West End ANC has appealed to the D.C. Zoning Commission to take emergency action to stop the proliferation of conversions of apartment houses to "apartment hotels" and to redefine a "hotel" as a commercial use, rather than a residential use.

It is no surprise to those of us who have lived here for any length of time that rental housing in our neighborhood has almost become a memory. The ANC has taken the initial step to try to preserve what is left of our rental housing stock which has not been converted to high-priced condominiums, demolished for construction of commercial office buildings or hotels, converted to apartment hotels, grabbed by the George Washington University to make way for another parking lot or dormitory, or acquired by a foreign mission or international agency for office space.

On February 15, the Zoning Commission will hopefully adopt amendments (proposed by this ANC) to the *Zoning Regulations* to prohibit hotels and apartment hotels (which are not yet even defined in the *Zoning Regulations*) in R-5 (high density residential) districts such as Foggy Bottom. In preparation for this case, the ANC has found the conversion of apartment houses to "apartment hotels" to be a citywide trend with over 1200 units converted within the last two years.

The housing chart documents the dramatic loss of rental housing this ANC has experienced since 1977 and explains the 15.2% loss in population this ANC suffered between 1970 and 1976.

ANC 2A Population*	1970	1976	Change in Number	%
	14,500	12,300	-2,200	15.2

\*Estimates by D.C. Municipal Planning Office

### New ANC Officers

Chairman—Ann Hume Loikow

Vice Chairman—Steve Levy

Treasurer—James Molinelli

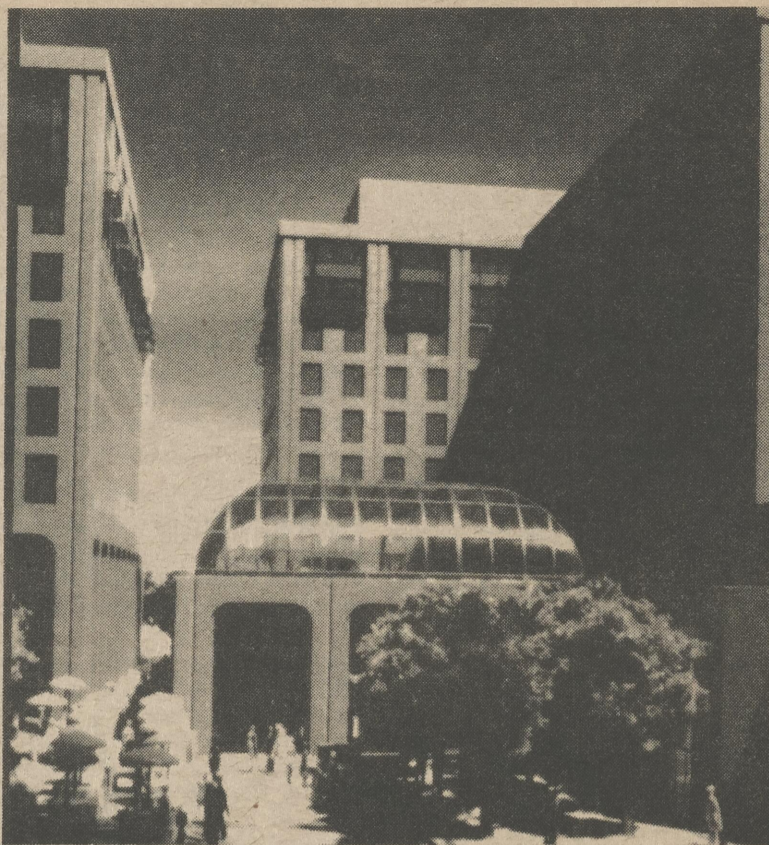
Secretary—Harold Davitt

There will be a public hearing March 14, 1979 between 2:00 & 6:00 p.m. in Room 11-A of the District Building to hear Application No. 12857:

"Application of Foggy Bottom Broup Venture, pursuant Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3105.44 to operate a

parking lot in an R-5-D District at the premises 906½ New Hampshire Avenue, N.W. (Square 28, Lot 803)."

Anyone with information (letters, pictures, etc.) in regards to this case should contact your ANC representative or Maureen Holscher, H: 965-0973, W: 872-1190.



Jay John Hellman of Lafayette Centre Associates presented the plans for Phases II and III of the Planned Unit Development (PUD) at 20th and L Streets, N.W. at the February 6 ANC meeting. This picture of the plaza area is one example of the amenities provided to the community in addition to the shops, athletic club and square pedestrian connections.

## Where Will You Live?

By Cyrene Dear

Condominium is rapidly becoming a dirty word in this city. The dictionary defines it like this: "a joint or concurrent dominion, joint sovereignty over a territory by several foreign states." That definition has nothing to do with the present term which is on everybody's tongue who currently lives in a rented apartment here.

The real estate operator defines it this way: "A condominium apartment owner buys a piece of property in a legal area and holds title to a specific unit within a building." Condominium owners can arrange their own financing. Maintenance fees vary in condominiums depending on the cost of shared services and range from less than \$100 to \$1,000 a month.

Condominiums are not to be confused with cooperatives, where a person buys his apartment but becomes a stockholder and has a voice in the management. It is snootier because a prospective co-op owner has to be voted in by the board. Not so in a condo. If you can make the down payment on the dotted line, you have no control or knowledge who your neighbors will be or what costs may be required.

This is the situation in West End-N.W., a semi-business and residential area. The outside of the building is not pretentious but the location is convenient and the apartments are spacious, attractive and well maintained. There are about 200 units in the building. There is a rooftop swimming pool open from Memorial Day to Labor Day. Most of the tenants are mature but youthful, single and have good jobs. They work for the government, World Bank, Common Cause, Brookings Institution or similar, respectable organizations. Many live in efficiencies with balconies, others in one or two bedroom apartments. On the ninth floor there are several large apartments with atriiums which give a tower view of the city and afford penthouse living in good weather. Everyone is able to pay rent but not able to afford to buy a condominium.

## Housing—A Disappearing Act

	No. of Units	Total Units
<b>Demolition of row houses</b>		31
George Washington University	18	
Guest Quarters, 25th & Pa.	9	
25th & M Streets, N.W.	4	
<b>Dormitory Conversion by GWU</b>		334 units
The Everglades, 23rd & H St., N.W.	69	
The Guthridge, 2115 F St., N.W.	96	
Milton Hall, 23rd & I St., N.W.	126	
2109 F Street, N.W.	43	
<b>Apartment Hotel and/or Hotel Conversion*</b>		555 units
Intrigue, 824 N.H. Ave., N.W.	66	
Lombardy, 2019 I St., N.W.	119	
River Inn, 924 25th St., N.W.	128	
Michelle Towers, 2116 F St., N.W.	121	
Sherry Towers, 2117 E St., N.W.	121	
*Does not include the 180 units in the Washington Circle which are being converted through attrition. A number of units have already been converted.		
<b>Recipients of Certificates or Eligibility to convert to CONDOMINIUMS and/or Exemption to Convert to COOPERATIVES</b>		2029 units
Bader, 2515 K St., N.W.	96 Condo	
Swarthmore, 1010 25th St., N.W.	88 Coop**	
Jefferson House, 922 24th St., N.W.	181 Condo	
Monroe House, 522 21st St., N.W.	113 Condo	
Hamilton House, 1255 N.H. Ave., N.W.	304 Condo	
Letterman House, 2030 F St., N.W.	118 Condo	
Columbia Plaza, 500 23rd St., 2400, 2440 & 2450 Va. Ave., N.W.	800 Condo & Coop	
Savoy, 1101 N.H. Ave., N.W.	204 Condo	
Elise, 825 N.H. Ave., N.W.	125 Coop	
**Certificate of Eligibility for Condominium denied		
<b>CONVERSION process has begun:</b>		634 units
Carriage House, 2201 L St., N.W.	169 Condo	
Bonwit Plaza, 2401 H St., N.W.	112 Condo	
The "25"—940, 950 25th St., N.W.	353 Coop	
<b>Certificate of Eligibility Applied for and Denied:</b>		120 units
York, 532 20th St., N.W.		
<b>TOTAL NUMBER OF UNITS LOST OR THREATENED:</b>		3703 units

This is where the situation hurts. Those who can scrape up the down payment, which usually begins at \$2,000 and up, will buy. Those who now live happily and comfortably and can pay their monthly rent, walk to their jobs, the grocer, the Kennedy Center, the George Washington University events, the library, Georgetown, their doctors and hospitals but can't afford the down payment, are unhappy and worried. They talk to each other in the corridors, on the street, or question the resident manager and the help. They ask each other, "Are you moving or are you buying?" The answer usually is, "I don't want to move and I can't afford to buy. Where will I go, because the rumor is that all apartments to rent are destined to go condominium or are

already cooperative."

The housing situation is serious and real. It is especially hard on older people on fixed incomes, retired people, and young business or even college people who share a one bedroom or an efficiency. Another reason is that people are moving back to the city from the suburbs even though the subway is making commuting easier. They are eager to live in apartments.

This is not a problem which will be settled four months after the tenant is given the official notice. It is the wave of the future which is rapidly becoming a necessity. Whole neighborhoods are changing and the people involved will have to pay the price or move. The problem is, Where will they go??

## Thank You

Steve Levy, on behalf of the ANC, would like to thank Alice & Carl Anderson, Willamette Cross, Toby Davis, Jim Lavarack and Mary McKnight for their help in surveying selected buildings in the vicinity of 20th and F Streets to find out what retail services residents need. This survey was a part of the community's effort to assure that the proposed World Bank Annex has services which retain or increase the vitality of the Foggy Bottom/West End community. All too often services installed in new office buildings do not serve those of us who are in the area after 5 p.m. The survey indicated that many services are needed in that part of our neighborhood, and the leading requests were for a food store (74 percent of respondents requested this); a lunch counter or moderately priced restaurant (54 percent); and a bakery (52 percent). Thanks again to the volunteers who made this survey possible.

This page is printed at Government Expense.

# Buying Your House or Apartment

by Steve Levy and Jack Marino

*Editor's Note: This is one of a continuing series of articles on investments and one of those topics I asked for first. You all know Steve Levy from his many local activities and past articles. Jack Marino is a real estate agent with extensive experience in the renovation of older structures and conversion to other uses. Jack worked in all phases of and ended up managing a highly successful condominium conversion on Connecticut Avenue. Jack was associated with Colonel Mustard's Restaurant (formerly in the 1900 block of G St.) for many years and is quite familiar with Foggy Bottom and the West End.*

Foggy Bottom and West End are undergoing tumultuous social changes. We are witnessing a period when many of the rental apartments are being converted to other uses—condominiums, cooperatives, hotels, dormitories and offices. The people who have rented these apartments, (if its a condo or coop conversion) are offered an opportunity under D.C. law to purchase their apartment. Other residents of Foggy Bottom, when hearing of another building being converted, are often unfamiliar with what ownership of an apartment or a house would mean to them. This article is offered to explain some of the concepts involved in ownership, but focuses primarily on investment aspects. Neither of us are accountants or tax attorneys, so where we discuss taxes we give only a general description. For a more precise evaluation of how the present tax structure would affect you, you are advised to see a tax specialist.

"I would like to buy a home!" No, you would like to make an investment in a home. Modern history has shown us that, in most cases, the purchase of a single-family dwelling has also become an investment in a high yield asset. This has been particularly true during inflationary periods. Other things being equal, in most areas housing costs have increased at a rate at least equal to if not greater than the rate of inflation. If you had purchased an "average" home in the Washington area four years ago the "average" market value of that home would be 65 percent above what you paid for it. This increase in market value is called appreciation and in Foggy Bottom values have increased much faster than some other parts of the city in recent years. We shall see later that appreciation can represent a large percentage yield on a proportionally small investment. Why real property has appreciated at its present rate is a combination of many factors. These factors would include but not be limited to: the laws of supply and demand, nationwide economic needs, deep-rooted psychological requirements and particularly the Federal Income Tax structure. The Federal Income Tax structure actually encourages the purchase of a home through a series of meaningful tax "breaks". The purpose of this article is to explore the single-family home (including condominium and cooperative) as a residence and investment, to become generally cognizant of some of the "tax breaks" that may be available to the purchaser/investor and to briefly touch on some general considerations in the purchase of a home/investment.

If you rent your present residence your yearly reward is 12 cancelled rent checks. True, you pay no property taxes or repairs and do not have to worry that strangers are abusing your property. Yet, if taxes increase, the furnace explodes or the marble front steps are sold to a junk dealer chances are next year's reward will be 12 cancelled rent checks for larger amounts. Essentially, you do pay all these expenses but get no financial benefit from them. If you owned the home the increased taxes would be deductible the new furnace and the new marble steps would help you maintain the value of your asset.

Let us assume you decide to purchase/invest in a home rather than rent. What are the tax benefits to you and how does this decision make you an investor? As an example, the home you choose has a purchase price of \$80,000, the taxes are \$1500 a year, you secure financing at a rate of 10% for 30 years with a 10% downpayment and you are in a 30% income tax bracket. (Actually a person in a 30% tax bracket with tax benefits is only paying about 6% interest on a 10% interest loan). The financing method used in this example is not the only type available. There are many other methods, some requiring little or no downpayment, others higher amounts. Your monthly investment and tax benefits would probably be:

As we can see, all taxes and interest are deductible at a rate equal to the purchaser/investors' rate of income tax. The \$217.00 deduction is money which you would not have had use of had you not invested. It would have been paid to the government in the form of income taxes. Thus the \$217.00 is not an additional expense to you but can now be used by you. The \$31.50 represents what you paid towards the principal. This is a form of savings because you are increasing the amount of equity you have in the property. Next month your tax benefit will decrease slightly because your principal (the amount you still owe) sum will be slightly lower (by \$31.50) but this will be offset by a slight increase in your equity/savings payment. Since interest is deducted from the principal/interest payment first, the tax advantage remains a meaningful factor for many years.

We have seen an approximation of your tax advantage. Let us see how you have become an investor. When you purchased your home you initially gained control of an \$80,000 asset by investing \$8,000. Let us assume you purchased in an area where housing prices have maintained a steady growth rate. An area perhaps similar to the many parts of Metropolitan Washington. Let us further assume a housing price growth rate of 8%. This

growth rate is called the rate of appreciation. Thus, according to these parameters, your \$80,000 home next year should have a market value of \$86,400 (\$80,000 + \$80,000 x 8%). If this is indeed the case you would have theoretically returned \$6,400 on an \$8,000 investment for a return of 80%. If the same market conditions prevail the next year your percentage return would be slightly higher because your appreciation would be on the compounded value of \$86,400. As long as the appreciation rate and local demand remain reasonably constant or increases this phenomenon will continue. Thus we can now see if you had purchased this home you would have accomplished at least three objectives. First, you would have provided yourself with a home. Second, you would have recaptured the use of dollars lost to taxes. Third you would have made a meaningful investment.

We have omitted closing costs and maintenance fees in this discussion. Closing costs generally run anywhere from 5 to 7 1/2% of the sale price depending on the type of financing, amount of downpayment, local law and market conditions. These are up-front costs and must be paid. Technically they are not included when determining return on investment. Depending on the variables above, closing costs on our \$80,000 purchase could have been anywhere from \$4,000 to \$6,000. Few of them initially offer tax advantages but they are helpful at the time of sale in determining your base cost. Maintenance fees for condos/coops are simply those expenses each homeowner has for painting and cleaning the common areas, janitorial services and a management fee.

If you have any questions, Jack Marino can be reached at 654-2181, Steve Levy on 333-7635. One final aspect we have not discussed is how did we find our home. If you wish to invest in/purchase a home it is often useful to get professional help. As a purchaser you do not even have to pay for the service. Find a knowledgeable professional with whom you feel comfortable, one who knows price and terms—the keys to all real estate transactions. The Washington Real Estate market is highly sophisticated and subject to innumerable variables and most professionals have access to an inventory of homes much larger than in the weekly and Sunday classifieds. Professionals who are in this market place 7 days a week understand these variables since they are in contact with them daily, constantly applying them in real life situations. Using their knowledge of them to help people make those decisions which will bring them the greatest satisfaction is the business of people like Jack Marino. This is not to say you cannot do it on your own. But if you are going to invest, do what most wise investors do: go to the experts.

Sale Price	\$80,000	
10% downpayment	8,000	
Mortgage	\$72,000	
Taxes	Per Year	Per Month
Insurance	\$1500.00	\$125.00
	186.00	15.50
Monthly Investment Schedule		
Interest	\$600.00	
Principal (Equity)	31.50	
	\$631.50	
Taxes	125.00	
Insurance	+ 15.50	
Total Monthly Investment		\$772.00
Deductible Items:		
Interest	\$600.00	
Taxes	125.00	
TOTAL	\$725.00	
Tax bracket	x .30	
TOTAL Monthly Deductible		-217.50
		\$554.50
Less Equity/Savings		-31.50
Actual Monthly Cost		\$523.00

\*Figures are reasonable estimates

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## Foggy Bottom Farmer

William S.  
Lattin

The soft breath of spring that brings the irresistible urge to get something done in the garden should be followed with caution. Working the soil before it is reasonably dry can do it much damage. Don't spade the soil until a compacted ball of earth will crumble when dropped to the ground. Otherwise the wet soil will form hard lumps and clods when turned over.

In the meantime, look for winter damage. Perennials that have been heaved from the ground by the forces of freezing and thawing should be carefully firmed back into place so as to remove air pockets that could cause roots to dry and die. Also, look for winter-damaged branches. With sharpened pruning shears remove the defective wood, making the cut just above a healthy bud. If there are several such buds, choose the one that will grow in the direction that will best improve the shape of the plant.

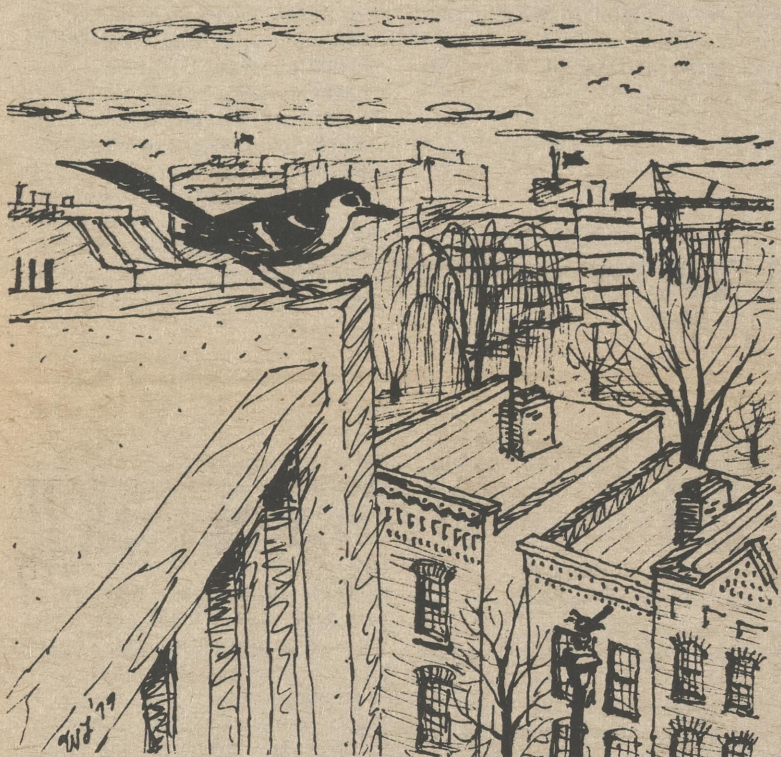
Another early chore is the spreading of bonemeal over beds of bulbs

and around root or tuber type plants.

Back indoors there can be much to occupy the "itchy" gardener—catalogs to study and tender annuals to start from seed.

Most any kitchen tray can hold the soil; use fine textured potting soil topped with a half inch or so of ground sphagnum moss (a sterile medium that helps avoid plant diseases).

To keep the seeded tray from drying, cover with a pane of glass or a sheet of Saran wrap. Place in any room except the kitchen (gas fumes) and ventilate daily by raising the glass or Saran. No light is needed until after the seedlings have emerged. When the second set of leaves have formed the seedlings may then be carefully "pricked" out and transplanted to a small flat or individual pots. Generally plants in flats are easier to care for as they do not dry out as rapidly as those in pots.



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## New Tax Legislation Proposed

Councilmember John A. Wilson (D-2), Chairman of the Council's Committee on Finance and Revenue today introduced legislation to bring the District's Income Tax requirements into conformity with those of the Federal Government. This legislation requires that one's District income tax would be a percentage of the federal income tax. The required percentage would be arrived at in much the same way as the property tax rate. The Mayor would:

(1) calculate what percentage of federal tax District taxes were in the previous year and the amount of revenue brought in;

(2) calculate the percentage necessary to bring in the same amount of revenue in the current year; and

(3) calculate the percentage necessary to raise the amount of revenue he needs to meet his budget requirements.

Three major reforms would be enjoyed by District taxpayers under the "D.C. Income Tax Conformity Act of 1979."

1. **Standard Deduction.** The District's standard deduction is not \$750.00. Under the federal system, the standard deduction is \$1,000.00. The progressive nature of this legislation is shown on an individual with a gross income of \$5,000. Such a person would be paying taxes in the amount of \$152.50 to the Dis-

trict on a \$4,250 taxable income with the present \$750.00 standard deduction. Under this legislation, that same person would be paying \$140.00 in taxes on \$4,000 of taxable income, which is a savings of \$12.50 or 8.4%.

2. **Base level of Taxation.** The District now taxes those with gross incomes of below \$1,000. The federal government doesn't begin taxing gross income until it reaches \$3,000.00. Therefore, District residents with gross incomes up to \$3,000.00 will be paying no District tax under this legislation.

By the same token, many District residents with large incomes, because of itemizing and various deductions and exemptions, end up paying no District taxes. By changing to the federal system this would no longer occur, since a minimum tax on people with large incomes would be imposed.

3. **Rate Table.** The District presently has only one rate table for income for all people, whether single or married. Under the federal system there are three rate tables; single, married, and unmarried head of household. By conforming to the federal system preferential rate scales will be available for married couples desiring to file joint returns and for unmarried heads of households.

In addition to these three major

reforms, some of the other accompanying benefits to the District and its taxpayers include:

- Collection by the U.S. Treasury of District taxes, plus investigation, defense and prosecution of D.C. income tax cases. This will decrease the workload of both the District's Department of Finance and Revenue and that of the Corporation Counsel, saving the District between 5 and 6 million dollars annually.

- The District's tax form can be greatly simplified, perhaps only 5 or 6 lines.

- With the Federal Government as watchdog over collection and prosecution, more people will be inclined to file their District tax returns, thereby increasing the District's rate of enforcement and compliance.

In introducing this legislation, Councilman Wilson noted that "Such legislation is long overdue. The District now collects nearly \$3 million in income taxes from residents with incomes less than \$5,000.00. We can no longer go on placing the burden of taxes on our poor, and middle class while so many of our wealthy residents get away tax free. I have long been a firm believer in everyone paying their fair share, and I think this progressive piece of legislation will bring us closer to this concept."

## Help!

Help! We're looking for people to work on the Foggy Bottom News. We have a completely volunteer staff to publish the paper you receive on your doorstep each month. Have any interesting news or photos you would like to share with us? We are always looking for new people to write for the paper. If you hear of someone or if you are interested, please give us a call. We can give you a few ideas and you probably have some ideas for us. Our hard-working advertising manager needs help with the ads. Any one who has a few extra hours and would like to help out (and Mel could sure use some), please contact Melvin Ogden. For anything editorial, drop a line to Maureen Holscher, the editor. We're waiting for lots of responses.

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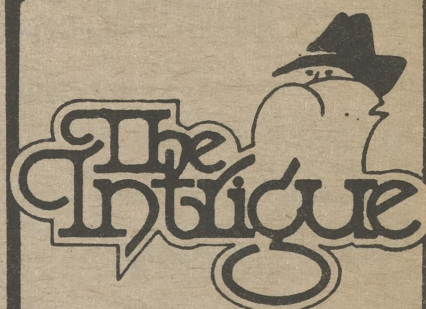
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March 1- 3 Midnight Cowboy  
On the Waterfront

March 4- 6 Cat Balou; Lawrence of Arabia

March 7- 8 Z

Investigation of a Citizen Above Suspicion

March 9-10 Darling; A Man and A Woman

March 11-12 The Discreet Charm of the Bourgeoisie  
Sundays and Cybele

March 13-14 Closely Watched Trains  
Forbidden Games

March 15-17 Annie Hall; Tom Jones

March 18-19 A Man for All Seasons  
The Lion in Winter

# Foggy Bottom News

Published for and by the Citizens of Foggy Bottom

## NEXT MEETING:

MONDAY FEBRUARY 26, 1979  
ST. PAUL'S PILLSBURY HALL  
2430 K Street, N. W.

A disaster has befallen the FOGGY BOTTOM NEWS. Delay incident to the Blizzard of 1979 has made it impossible to meet a scheduled publication date of February 23. Accordingly the February issue of the NEWS will not be distributed in time to notify FOGGY BOTTOM citizens of the meeting scheduled for the evening of February 26.

The purpose of this flyer is to announce that a meeting will be held as scheduled in the Pillsbury Hall of St. Pauls Church. There will be a routine business meeting and two interesting speakers.

Mr. J. John Hellman who in partnership with Jack Pohanka, Jim Farr and Chuck Jewitt is building the Lafayette Center, an office - retail store complex occupying most of the block L, M, 20th and 21st streets will be our principle speaker. The proposed center has been of particular interest to our Association and to the ANC. It has involved an alley closing necessary to provide for the public amenities set forth in the master plan. It features an extensive landscaped plaza running from 20th to 21st Streets. It will be one of the first to be built in strict conformity with Article 75 of the zoning regulations relating to Planned Unit Developments.

Mr. Hellman plans to bring to our meeting a scale model of the exciting structures which will comprise the various phases of the project. We are certain that you will find this model of interest and that Mr. Hellman will respond to any questions you may have about it.

Our second speaker Mrs. Anne Hume Loikow, Vice Chairman of the Foggy Bottom - West End ANC, will speak to us briefly on what the layman should know about the zoning regulations of the District of Columbia and how they operate.

You will not want to miss this meeting and the opportunity to see what can be built for down town Washington by concerned developers.